



Planning Commission Meeting
May 13, 2015
6:15 Caucus
6:30 p.m. Meeting

Gregg Bowen called the meeting to order at 6:15 p.m.

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Anthony DeCarlo, Jerald Hoover, Engineer Mike Henry, Building Official Rick Loconti, Law Department Mark Marong

Motion by Eric Johnson seconded by Jerald Hoover to approve the minutes of the March 11, 2015 Planning Commission Meeting.

Yeas— Cegelka, Bowen, DeCarlo, Hoover, Johnson
Nays—None

5 yeas – 0 nays
Motion carried

Motion by Eric Johnson seconded by Jerald Hoover to approve the minutes of the April 8, 2015 Planning Commission Meeting.

Yeas— Hoover, DeCarlo, Johnson
Abstain-Cegelka, Bowen
Nays—None

3 yeas – 0 nays
2 abstain
Motion carried

NEW BUSINESS:

RENEWAL OF 2-YEAR OPEN STORAGE/CONDITIONAL USE PERMIT FOR BOB CULTRONA LANDSCAPING LOCATED AT 7650 BOND STREET:

Tom Cultrona from Bob Cultrona Landscaping was in attendance. Rick Loconti stated there are a few things required that need to be done by Tom Cultrona before any permits are given. The fence on the north border of the property needs to be completed. There are some grading issues at the bottom that need addressed. On the south border there are a few dead pine trees that need replaced. Rick recommended spraying the plants to keep the deer from eating them. Filling in the south border would be partial of the approval for the 2 year open storage permit. Rick stated he also discussed about fencing in the pad directly in back of his building with an 8 foot fence to enclose some of his equipment. Rick stated there was also an additional landscape plan that was required around the accessory building that was approved at an earlier meeting. Rick asked Tom if he was going ahead with the plans for that building. Tom Stated he is.

Eric Johnson questioned if Rick has made sure there is no encroachment on the side yard setbacks. Rick stated everything is in order but what he stated earlier. Mayor Cegelka asked Tom when he plans to have the rest of the fence completed. Tom stated it will be done tomorrow.

Jerald Hoover questioned if the fuel storage tank on the property is empty. Rick stated he does not recall a storage tank on the property. Eric Johnson stated from a probationary time period an inspection of the site will need to be

done to see if the conditions above have been completed. The probation period will be 1 month to have everything completed.

Motion by Eric Johnson seconded by Mayor Cegelka for approval of the 2 year Open Storage/Conditional Use Permit predicated on a probationary time period of 1 month to have met the conditions of completion of the fence on the north border and trees to be planted on the south border.

Yeas— Cegelka, Bowen, DeCarlo, Johnson

Abstain-Hoover

Nays—None

4 yeas – 0 nays

1 abstain

Motion carried

APPROVAL OF OCCUPANCY COMPLIANCE AT 30300 EMERALD VALLEY PARKWAY, CORE-MARK:

Rick Loconti stated the job went very smooth and quickly. Everything the Village required was completed. Mayor Cegelka recapped that this is the building DOTS previously occupied. He welcomed the company into the Village. Maintenance Manager Leonard Fife and Warehouse Manager Chris Parker were in attendance.

Motion by Anthony DeCarlo seconded by Jerald Hoover for approval of Occupancy Compliance for Core-Mark located at 30300 Emerald Valley Parkway.

Yeas— Cegelka, Bowen, DeCarlo, Hoover, Johnson

Nays—None

5 yeas – 0 nays

Motion carried

APPROVAL OF A VARIANCE REQUEST FOR APPROVAL OF COMPRESSED NATURAL GAS (CNG) FUELING STATION AT 6705 RICHMOND ROAD:

Design Manager Jacqueline Simonis from ET Environmental Corporation, LLC was in attendance. The property at 6705 Richmond Road is in Industrial District A. Waste Management is proposing to upgrade their fleet of vehicles to natural gas. They are currently fueling diesel on site. Waste Management will be investing approximately \$3 million dollars in natural gas equipment and approximately \$300,000 per truck. Jacqueline stated Waste Management is promoting 3 initiatives; natural gas burns cleaner than diesel, it has reduced gas emissions and is much quieter. The variance requested this evening is to install equipment outside of the building. Jacqueline stated the company has been in the Village for over 30 years at the same location and has always had a good relationship with the Village and the surrounding communities. They would like to install a white split rail fencing along Richmond Road which is consistent with what the Village has throughout. The gas will be pulled from an existing natural gas line from Richmond Road. A dryer and compressor will be installed. The dryer takes any residual moisture out of the gas and compresses it from approximately 20 psi to approximately 4000 psi to fuel the trucks.

The trucks return from their routes about 2:00 pm. They would then park and plug into the gas line and fuel into the afternoon and evening. Most of the fueling will be done by 10:00 pm. It takes approximately 10 minutes to fill each truck depending on how empty it is. The site plan that was submitted shows the location of the gas equipment. Two of the biggest concerns were the noise and aesthetics. Waste Management had a noise study completed to understand the impact of local residents. Waste Management is willing to include some provisions in case there are any noise complaints. This would include installing footings for a sound wall barrier after the fact.

Ted Strenkowski, District Manager of Waste Management reported the company provides industrial, residential and commercial collection. Each one of these business lines runs a different type of vehicle. The commercial lines run early in the morning and return early in the afternoon, followed by the industrial and return mid afternoon while the residential lines run later in the morning at approximately 7:00am and returns the latest. With the new fleet of vehicles, as they return the employees will pull in and plug the trucks in to fuel. With 3 lines of service running at different times, all vehicles will be fueled by 10:00pm. Gregg Bowen asked if the vehicles are fueled at 400 psi. Ted responded that they are filled at 600 psi. Waste Management currently has the largest fleet of natural gas vehicles in the country. Anthony DeCarlo asked if there are other facilities like the one proposed as close to residential areas as this one would be. Ted responded; there is a facility in Fairport, OH that is approximately the same distance. Ted showed the Board an exhibit of where the proposed site conditions for the CNG equipment would be located and a picture of what the equipment looks like. Eric Johnson confirmed with Ted that footers are going to be installed for additional sound proofing if needed. Ted confirmed that is the plan. Gregg Bowen asked if there was any concern being close to the railroad tracks. Jacqueline stated there is a 50 foot offset from the railroad tracks.

Ed Crouchley, from Systems Incorporated, an acoustic engineering firm that deals with environmental noise, introduced himself. The company was contracted by Waste Management to analyze the effect of a gas compressor station when it is installed in the proposed position, and to come up with a way to demonstrate what it would sound like. Ed brought a sound unit that will show what 48 decibels sounds like. Council was able to hear what 46.3 decibels sounds like. The proposed compressor would be at approximately 48 decibels when in direct line of sight. If you travel up the hill away from the proposed site on Richmond Road the decibels will be lower. Ed also set the compressor simulator at 48 decibels and talked over it so Council could get a feel for how loud it would be. This is the loudest the compressor would be to the closest residential point. Gregg Bowen asked what kind of reduction would be gained by putting up the sound proofing walls. Ed responded; he calculated a 10 foot wall with two sides would have a 6 to 8 decibel reduction.

Mark Marong stated the Village has Noise Ordinance No. 509.11 indicating the noise level cannot exceed more than 60 decibels when it hits a residential property line. The company will have to be in compliance with this local Ordinance.

Mayor Cegelka reported he drove to Canal Fulton and met with Ted there to view their facility there. He stated while next to the compressor it was quite noisy, but the further away from it you got the noise was minimal. (About 400 feet) Mayor Cegelka stated if Waste Management did get approval the company understands it can be built in a way to minimize the noise.

Rick Lonconti suggested provisions should be provided should the decibel levels ever exceed what is allowed.

Jerald Hoover questioned if pine trees would be a good sound barrier. Ed stated that pine trees are minimal barrier. The most they would lower noise is approximately one decibel.

The following conditions:

Foundation walls if necessary

Fire Department & Building Department and site plan approval

Any necessary changes to keep it under the 60 decibel levels to comply with local Ordinance 509.11

Motion by Eric Johnson seconded by Jerald Hoover for approval of a variance request for approval of a compressed natural gas (CNG) fueling station on the conditions stated above.

Yeas— Cegelka, Bowen, DeCarlo, Hoover, Johnson

Nays—None

5 yeas – 0 nays

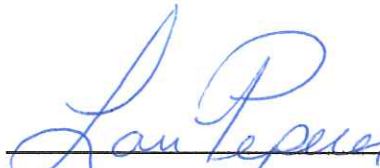
Motion carried

There being no further business to come before the Planning Commission, motion by Anthony DeCarlo seconded by Jerald Hoover to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 7:29 p.m.



Planning Commission



Clerk of Council-Lori A. Pepera